

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
April 17, 2019

1. CALL TO ORDER.

Chairman Larry Hamlin called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2018	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2019	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X	X	X		X				X			Larry Hamlin, Chair		Sangamon County
X	X	X	X	X	X	X	X		X			Joe Gooden, Vice Chair		City of Springfield
X	X	X	X	X		X	X	X	X			Kenneth Springs, Sec.		Sangamon County
X		X	X	X	X	X	X	X				Mayor Jim Langfelder	Bonnie Drew	City of Springfield
X	X	X	X	X	X	X	X		X			Andy Van Meter	Brian McFadden	Sangamon County Board
X	X	X	X	X	X	X	X	X	X			Ald. Joe McMenamin		City Council
		X	X	X	X	X			X			Ald. Andrew Proctor		City Council
				X			X	X	X			Greg Stumpf	Trustin Harrison	Sangamon County Board
X			X	X	X	X	X	X				George Preckwinkle	Charlie Stratton	Sangamon County Board
		X	X	X	X		X	X	X			Leslie Sgro	Jason Graham	Springfield Park District
X	X	X	X	X	X	X	X	X	X			Frank Vala	Roger Blickensderfer / Traci Carter	Springfield Airport Authority
	X	X	X	X	X	X	X		X			Brian Brewer	Frank Squires / Steve Schoeffel	Sangamon Mass Transit District
X	X	X	X	X	X	X	X	X	X			Dick Ciotti	Gregg Humphrey / Rob Leinweber / Jason Jacobs	Sangamon County Water Reclamation District
	X		X	X	X	X	X	X	X			Jeff Vose	Lyle Wind / Shannon Fehrholz	Regional Office of Education
X	X	X	X	X	X	X	X	X				Greg Kruger		City of Springfield
		X	X		X		X					Eric Hansen		Sangamon County
X	X	X	X	X	X	X	X					Val Yazell (July 2018 – February 2019) Vacant (March 2019 -)		City of Springfield

Others

Val Yazell

Staff

Molly Berns	Lindsay Kovski
Ethan Hendricks	Mary Jane Niemann
Shannan Karrick	Jason Sass
Steve Keenan	Joe Zeibert

3. MINUTES OF MEETING.

Chairman Hamlin asked if there were any additions or corrections to the minutes of the March 20, 2019 Regional Planning Commission meeting. There were none. Frank Squires moved to approve the minutes as mailed. Commissioner Ken Springs seconded the motion and the motion passed unanimously.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Board.

5. REPORT OF OFFICERS.

Chairman Hamlin thanked Vice-Chair Joe Gooden and Secretary Ken Springs for filling in for him in his absence the past few months.

6. REPORT OF THE EXECUTIVE DIRECTOR.

Molly Berns welcomed Chairman Hamlin back and wished everyone a happy Easter holiday.

7. CORRESPONDENCE.

There was no correspondence.

8. PUBLIC HEARING.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There was one project to be acted upon by the Regional Planning Commission this month:

HSMS Medical Group – Kiara Medical Park

Location & Sketch Map

Variance of Sec. 153.158(c) – Block Length

Description: Part of the S ½, of the NE ¼, Section 24, T15N, R6W (Located to the west of Mather's Road and Veteran's Parkway)

Joe Zeibert noted this development consists of 10 lots on 76 acres located west of Mathers Road and Veterans Parkway. It abuts the Panther Creek Golf Course / Subdivision to the west and south with a lot of floodplain located in the southern portion of the development. This location is where the old gun club was located. Four of the 10 lots will be open space / drainage. One of the four open space / drainage lots (Lot 1001) will encompass the floodplain area located to the south and will serve as drainage and detention for the subdivision. There are 6 developable lots proposed to be medical office / medical retail that will be served from a public road which will be extended from Mathers Road to a roundabout extending to the north to provide a stub to the undeveloped property as required by ordinance. Due to the road alignment and road configuration, a block length variance is requested for the proposed block length of 1,400' which exceeds the ordinance requirement of 1,200'. The staff recommended approval of the block length variance request. Zeibert noted that there is a divided median entrance. When ADT is above a certain level, developments are required to provide two access

points or provide a divided median entrance at the entrance to the development. All essential services are available to serve the site. The developer is aware that in order to connect to the public sewer, a connection fee will be required with the next phase of the development process.

The Land Subdivision Committee recommended approval of the Location & Sketch Map and Variance of Sec. 153.158(c) – Block Length.

Frank Squires asked what type of road would be built and if it would support a bus. Zeibert stated it will be a standard public street with a roundabout that extends to the north and the street would support a bus.

Commissioner Joe Gooden asked about an area on the plat. Zeibert pointed out the floodplain area.

Squires asked when work would begin on the development. Zeibert stated that the location & sketch map needs to go to the City Council for action. The preliminary plan is on the May Land Subdivision Committee agenda. Construction plans and the final plat will be needed after that.

Commissioner Joe McMenamin asked about the cost of the new road. Zeibert said he did not know at this time, but there may be an estimate at the construction plan stage.

Commissioner McMenamin asked who would pay for the road. Zeibert said the developer will be responsible for constructing the road. He noted that the next phase will include a traffic analysis which will determine additional improvements needed. Commissioner McMenamin asked if the current traffic signaling at Route 4 would support additional traffic. Zeibert said McMenamin should check with Public Works who has the traffic analysis.

Gregg Humphrey moved to recommend approval of the Location & Sketch Map and Variance of Sec. 153.158(c) – Block Length. Commissioner Joe Gooden seconded the motion and the motion passed unanimously.

For informational purposes, Zeibert then summarized other projects reviewed by the Land Subdivision Committee at their April 4, 2019 meeting that do not require action by the Regional Planning Commission:

Buono Amici Estates – County Minor Subdivision – Final Plat

Zeibert noted that this development consists of 2 single-family lots on 3.5 acres located off of Mansion Road, east of Curran Road. The development will be served by public water. However, the public water district cannot support a fire hydrant, so there will be a requirement of a 100' offset between buildings. Zeibert stated that there is a small amount of floodplain to the south and the area is suitable for a septic system.

The Land Subdivision Committee recommended approval of the final plat.

Komnick – County Minor Subdivision – Final Plat

Zeibert stated that this development consists of 2 lots on 8 acres located north and west of Auburn off of Alexander Road. There are existing structures on the property and a developable lot will be added to the north. The Panhandle Eastern Pipeline runs through the property and they find this development acceptable. There is an existing easement that cannot be built upon. A private well and septic system have been approved by Public Health.

The Land Subdivision Committee recommended approval of the final plat.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

There were no special announcements and presentations.

13. ADJOURNMENT.

Chairman Hamlin noted that the next Regional Planning Commission meeting will be held on May 15, 2019.

There being no further business, Commissioner Ken Springs moved to adjourn. Commissioner Joe Gooden seconded the motion and the meeting adjourned at 9:43 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary